

Sustainability Appraisal Report for the Central Lincolnshire Local Plan Proposed Submission Draft (March 2022)

Appendix 6: Sustainability Appraisal of Preferred Gypsy and Traveller Site Allocations



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Site Ref: COL/GT/001		Site Address: Washingborough Road, Lincoln	
Area (ha): 2.72		Settlement Hierarchy Category: Lincoln Urban Area	
Site Capacity: ≈ 5 pitches		Greenfield/Brownfield: Greenfield	
Site Status: Existing Allocation		Policy Ref: S83 Gypsy and Traveller and Travelling Showpeople Accommodation	
SA Objectives			
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1. Housing	++	This site would deliver approximately 5 pitches which is approximately 15% of the overall need for pitches in the plan period.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	-	Whilst this site is located on the edge of Lincoln, it is greater than 800m from the nearest GP surgery or health centre.	
2.2 Opportunities for healthy lifestyles	++/-?	<p>This site is immediately adjacent to and within 400m of a number of existing open spaces of different types (including Cow Paddle Common natural and semi-natural greenspace and Cow Paddle Football Pitches).</p> <p>The site is within 1200m of Canwick Playing Fields and Bowls Club and Monks Abbey MuGA.</p> <p>The site is within 1600m of Canwick Hill, Sincil Bank and Kingsway Allotments.</p> <p>The site is within 15km (15 mins drive time) of numerous strategic parks and gardens within Lincoln.</p> <p>However, the site is identified as a natural and semi-natural open space (Cow Paddle East) resulting in a mixed effect on this SA Objective. Although this open space is not accessible.</p>	Usable open space could potentially be provided on the site as part of the development.
Environmental			

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4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	--/?	<p>This site is within Cow Paddle East Local Wildlife Site. It is also within 500m of Canwick Road Cemetery, Canwick Road New Cemetery and St Swithin's Cemetery, Cow Paddle Railway Embankment East, Witham Corridor, East of City Centre, Canwick Park Golf Course and Cow Paddle LWSs, potentially resulting in a major negative effect against this SA Objective.</p> <p>The site is wholly within a BOM area: Ecological Network - Opportunity for Management. The site is currently an open field and there could be opportunity to deliver biodiversity net gains through its development.</p>	<p>Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.</p> <p>Proposals should avoid development on BOM Opportunity for Management Areas where possible.</p> <p>Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme</p>
4.2 Local Green Space	0	None of the site is within a Local Green Space.	
5. Landscape and Townscape	-/?	The site is immediately adjacent to a Green Wedge.	Boundary landscaping could reduce any visual impact

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			that the development of the site for Gypsy and Traveller pitches has on the Green Wedge.
6. Built and Historic Environment	0/?	There is a Grade II Listed Building approximately 200m to the south of the site and another approximately 500m to the south west. Development of this site for Gypsy and Traveller pitches is not likely to have any effect on these heritage assets or their setting.	
7. Natural Resources – Water	0	This site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	0	This site is approximately 900m east of an AQMA. Given the scale of development on this site and likely associated vehicle movements, this is likely to have a negligible effect on air quality.	
8.2 Noise Pollution	-/?	This site is more than 100m from the nearest A Road. However, it is within 100m of the Lincoln to Sleaford railway line which will result in some noise pollution. However, given that train movements are relatively infrequent it is considered that this effect will be negligible or at worst minor.	
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	+	This site is classified as non-agricultural land.	
9.2 Minerals Resource	--	This site is within a Petroleum Exploration and Development Licence area resulting in a major negative score. However, this site	Exploration of the site for potential for petroleum

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		is relatively small given the overall scale of this safeguarded area so it is likely that the actual effects will be relatively small.	reserves could be carried out prior to any development taking place.
12. Climate Change Adaptation and Flood Risk	-	Approximately half of the site is within flood risk zone 2.	By undertaking a site-specific flood risk assessment and avoiding areas of the site that within flood zone 2 any negative effects can be avoided.
13. Transport and Accessibility			
13.1 Access to services and facilities	-	The site is not within or adjoining Lincoln City Centre or a District Centre, however there are bus stops located approximately 200m to the south on Washingborough Road providing good access to Lincoln City Centre by non-private car mode.	
13.2 Sustainable travel modes	+	This site is approximately 1km from Lincoln railway station but is within 200m of bus stops and routes on Washingborough Road.	
Economic			
14. Employment			
14.1 Employment	++	This site is approximately 50m from a designated employment site, although it should be noted that this lies on the opposite side of the railway line requiring farther journeys to access it. It is also approximately 800m from Lincoln City Centre. Other employment opportunities are also available in proximity to the site.	

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14.2 Education, training and learning	-/?	This site is slightly farther than 800m from the nearest primary school (Bishop King Church School) and is approximately 1.2km from the nearest secondary school.	
15. Local Economy			
15.1 Encourage and support local economy	0	This site is not in employment use and so any effects are expected to be negligible on this SA Objective.	
15.2 Protect and enhance hierarchy of centres	0	This site is not within or adjacent to the city centre and so is expected to have a negligible effect on this SA Objective.	

Site Ref: WL/GT/001		Site Address: Trent Port Road, Marton	
Area (ha): 1.86		Settlement Hierarchy Category: Medium Village	
Site Capacity: ≈ 3-6		Greenfield/Brownfield: Greenfield	
Site Status: Existing allocation		Policy Ref: S83 Gypsy and Traveller and Travelling Showpeople Accommodation	
SA Objectives	Likely Effects	Commentary	Proposed Mitigation
Social			
1.Housing	++	This site would deliver approximately 3-6 pitches which equates to 10-20% of the need for the plan period.	
2. Health and Wellbeing			
2.1 Access to healthcare facilities	++/-	Marton Branch Surgery is located within 400m of the site. However, according to the surgery website this branch surgery is currently closed, although it is not clear until when. If this remains closed then the nearest surgery is located within Torksey approximately 3km away, which would result in a minor negative impact.	
2.2 Opportunities for healthy lifestyles	++	The site is within 400m of existing open space. It is adjacent to Trent Port Road Cemetery and approximately 200m from Marton Playing Fields, Trent Port Road Play Area and Trent Road Bowling Green.	Usable open space could potentially be provided on the site as part of the development.
Environmental			
4. Biodiversity and Green Infrastructure			
4.1 Conserve and enhance biodiversity and geodiversity	-/?	The site is within 500m of Trent Port Wetland Local Wildlife Site. The site is within a BOM area: Ecological Network – Opportunity for Management.	Development should be designed to avoid the most sensitive parts of designated sites and incorporate buffers around such parts.

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			<p>Proposals should avoid development on BOM Opportunity for Management Areas where possible.</p> <p>Where this is not possible, the development layout should ensure that connectivity of the network is maintained, through design or through the effective creation of new habitat as part of a landscaping scheme.</p>
4.2 Local Green Space	0	None of the site is within a Local Green Space.	
5. Landscape and Townscape	+/?	The site is located approximately 400m from an Area of Great Landscape Value and the two are separated by housing.	
6. Built and Historic Environment	0/?	A Roman fort Scheduled Monument is located approximately 250m to the northwest of the site and there are a number of Listed Buildings along the High Street in Marton. There is also a Grade II Listed windmill approximately 200m west of the site. It is not considered that development of this site for Gypsy and Traveller pitches would adversely impact the setting of these assets.	Landscaping at the site boundaries can further help ensure that there are no impacts on any heritage assets near to the site.

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7. Natural Resources – Water	0	The site is not within a Source Protection Zone.	
8. Pollution			
8.1 Air Pollution	+	The site is not located near to an AQMA.	
8.2 Noise Pollution	0/?	The site is located nearly 400m to the nearest A Road so there is expected to be a negligible effect from noise pollution.	
9. Natural Resources – Land Use and Soils			
9.1 Agricultural Land	-	The site is within an area identified as being Agricultural Land Grade 3.	Detailed assessment on site could help identify the precise grade of land at this location.
9.2 Minerals Resource	--	This site is within a Petroleum Exploration and Development Licence area and a Sand and Gravel Minerals Safeguarding Area resulting in a major negative score. However, this site is relatively small given the overall scale of this safeguarded area so it is likely that the actual effects will be relatively small.	Exploration of the site for potential for petroleum and sand and gravel reserves could be carried out prior to any development taking place.
12. Climate Change Adaptation and Flood Risk	+	The vast majority of this site is in flood zone 1 with the southern edge and north eastern corner being located in flood zone 2.	
13. Transport and Accessibility			
13.1 Access to services and facilities	-	The site is approximately 300m from the nearest bus stops on High Street. There is no designated village centre in proximity to the site.	

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13.2 Sustainable travel modes	+	The site is within 400m of the nearest bus stops on High Street.	
Economic			
14. Employment			
14.1 Employment	--	The site is located more than 5km from the nearest town centre and designated employment site.	
14.2 Education, training and learning	-/?	The site is approximately 600m from the nearest primary school and the nearest secondary schools are in Gainsborough which is more than 6km to the north.	
15. Local Economy			
15.1 Encourage and support local economy	0	Development of this site would not result in the loss of employment land.	
15.2 Protect and enhance hierarchy of centres	0	This site is not within or adjacent to any town centre.	